

Unit 5/31 Herrings Lane, Happy Valley, SA 5159

House For Sale

Sunday, 23 June 2024



Unit 5/31 Herrings Lane, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 300 m2

Type: House



Neil Wilson
1300915404



Ben Pengelley
1300915404

Best Offer by 27th June 2024 (USP) - PG: \$600,000

Contact for Inspection by Appointment This magnificent single-storey home, built with attention to detail in 2009, won't stay on the market for long! Perfect as an entry-level home or a smart investment property, this residence offers a superb opportunity in a market that continues to show its strength. Featuring three bedrooms, the master is equipped with a semi-ensuite bathroom and all bedrooms are equipped with sliding door built in robes. To the rear of the home you will find a wonderful open space living area which combines both a dining area and family room adjacent to the kitchen which is equipped with a dishwasher, gas cooktop and oven. Modern fixtures and fittings feature throughout, providing a contemporary and stylish living environment. Ducted reverse cycle air-conditioning keeps control of the interior climate with the master bedroom also featuring a ceiling fan. A low-maintenance fully paved rear yard that is beautifully landscaped is perfect for entertaining friends in style whilst the benefit of an additional paved courtyard area to the side of the home which is covered by a shadesail cannot be ignored when it comes to enjoy the outdoors. Whether you're hosting a barbecue or simply enjoying a quiet evening outdoors, this space offers both convenience and charm. For your vehicle/s there is a single car garage with automated roller door access in addition to an extra two parking spaces forward of the home. Located in close proximity to the Happy Valley Reservoir, you'll have beautiful natural surroundings right at your doorstep, perfect for outdoor activities and relaxation. Experience the best of modern living in a prime location - make this magnificent home yours today! Property Information: LGA: Onkaparinga Council Rates: \$400 per quarter Community Title Fees: \$278.40 per quarter SA Water: \$153.70 per quarter approx. Community Water Fee: \$53.00 per quarter Wilson Rossi - Real Estate 320 080